





**Maryland Department of Transportation  
State Highway Administration**

O. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

4-22-94

Ms. Charlotte Minton  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Baltimore County  
Item No. 4388 (KT)

Dear Ms. Minton:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,  
*David R. Ramsey*  
DAVID R. RAMSEY, ACTING CHIEF  
John Contestabile, Chief  
Engineering Access Permits  
Division

My telephone number is \_\_\_\_\_  
Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2256 Statewide Toll Free  
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

**BALTIMORE COUNTY, MARYLAND**  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration &  
Development Management

FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning

DATE: May 17, 1994

SUBJECT: 12360 Glynwings Drive

INFORMATION:

Item Number: 388

Petitioner: Thomas W. Speed

Property Size: \_\_\_\_\_

Zoning: M.L.-I.M.

Requested Action: \_\_\_\_\_

Hearing Date: \_\_\_\_\_

SUMMARY OF RECOMMENDATIONS:

Based upon a review of the information provided and analysis conducted, staff recommends the following conditions be attached should the applicant's request be granted:

- The site must be in full compliance with the original landscape plan.
- Evergreen screening should be provided along the southern property line in order to screen the view from the northern approach on Glynwings Drive.
- Hours of operation should be restricted to between the hours of 7:30 a.m. to 6:00 p.m. due to the proximity of the residential development directly across Glynwings Drive.

Prepared by: *John W. Lutz*  
Division Chief: *Carol L. Kern*  
PK/JL:lw

ZAC.388/PZONE/ZAC1 Pg. 1

**BALTIMORE COUNTY, MARYLAND**  
INTER-OFFICE CORRESPONDENCE

TO: Lawrence E. Schmidt  
Zoning Commissioner

FROM: James H. Thompson  
Zoning Inspector

RE: Case No. 94-404-X  
12360 Glynwings Drive  
4th Election District

May 24, 1994

When the referenced case has been signed, please have Marlene give me a call.

The enforcement division has a district court trial established against Good Samaritan Towing, Inc., Case No. 94-190ABC, scheduled for June 22, 1994 at 1:30 p.m.

If the special exception is granted and no appeals are taken to this decision, we will drop all charges provided that the junk yard conditions have been resolved.

JHT/hek

c: Lee S. Thomson, Esquire  
Howard A. Roland, Jr., Esquire  
Inspector Derek J. Propolis

RE: PETITION FOR SPECIAL EXCEPTION\*  
NEC existing building, 60' SW of right-of-way Glynwings Drive (12360 Glynwings Drive), 4th Election District, 3rd Councilmanic Dist.  
THOMAS W. SPEED, et al.  
Petitioners

BEFORE THE  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Case No. 94-404-X

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

*Peter Max Zimmerman*  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

*Carol S. Demilio*  
CAROLE S. DEMILIO  
Deputy People's Counsel  
Room 47, Courthouse  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 17th day of May, 1994, a copy of the foregoing Entry of Appearance was mailed to Howard A. Roland, Esquire, 6024 Moorehead Road, Baltimore, MD 21228, attorney for Petitioners.

*Peter Max Zimmerman*  
PETER MAX ZIMMERMAN

**BALTIMORE COUNTY OFFICE OF ZONING  
ADMINISTRATIVE DEVELOPMENT MANAGEMENT  
Towson, Maryland 21204**

94-404-X

St. George's Station II Townhouse Association  
c/o 41 Craftsman Court  
Reisterstown, Maryland 21136  
May 16, 1994

Dear Sir or Madam:

This letter concerns Good Samaritan Towing, Inc. and its owner, Mr. Joseph Ryan, who has operated the auto repair, towing, and limousine service business in the rear of the industrial building at 12360 Glynwings Drive in Reisterstown for the past 2-3 years.

This business has not been a problem to this community. The owner and his attorney met with this Association on March 7, 1994 to discuss the operation of this business and its need to seek a zoning variance to comply with zoning regulations. Those attending the meeting agreed to endorse the Zoning Commission's granting of a SPECIAL EXCEPTION to permit operation of the service garage, towing, and limousine service at 12360 Glynwings Drive, PROVIDED THAT:

1. The Special Exception is limited to the rental/lease property that Joe Ryan utilizes currently;
2. The primary interest continues to be that of serving the uses and needs of the industrial community in which it is located, i.e., St. George's Industrial Park;
3. Business hours for the service garage shall be kept within 7AM to 6PM, Monday through Saturday;
4. No vehicle being serviced shall be parked outside the service garage after normal business hours;
5. Junk cars will be kept in back out of sight;
6. The business will continue to refrain from doing any body work or painting on the premises; and,
7. Any sign erected shall conform to the size and style of the existing signs used by the other tenants of the industrial park.

Sincerely,  
Ann Halpern  
Ann Halpern  
President

**RECEIVED**  
MAY 19 1994  
ZADM

Mr. Sheldon Braffman  
624 St. Georges Station RD  
Reisterstown, MD 21136

Baltimore County Zoning Commission  
111 West Chesapeake Ave., Room 109  
Towson, MD 21204

Dear Sir or Madam,

This letter refers to the Petition for Special Exception filed by Good Samaritan Towing, Inc. which for the past several years has engaged in the auto repair, towing and limousine service business at 12360 Glynwings Drive, Reisterstown, MD.

Mr. Joe Ryan who owns and operates the business has been most cooperative with our association in its efforts to improve the appearance of St. Georges Industrial Park and has volunteered his help to other tenants in removing unsightly junk in the area which was detracting from the quality of the neighborhood.

We are also aware of the work Joe Ryan has done in promoting safe driving by providing at no charge wrecked cars to schools and other organizations for use as exhibits in campaigns against drunk driving. Mr. Ryan has been an annual participant in campaigns endorsed by the national organization, "Towing Operators Working to Eliminate Drunk Driving".

We as a community strongly prefer the continuation of Mr. Ryan's business to any manufacturing enterprise that might move into that location if Joe Ryan is forced to move out.

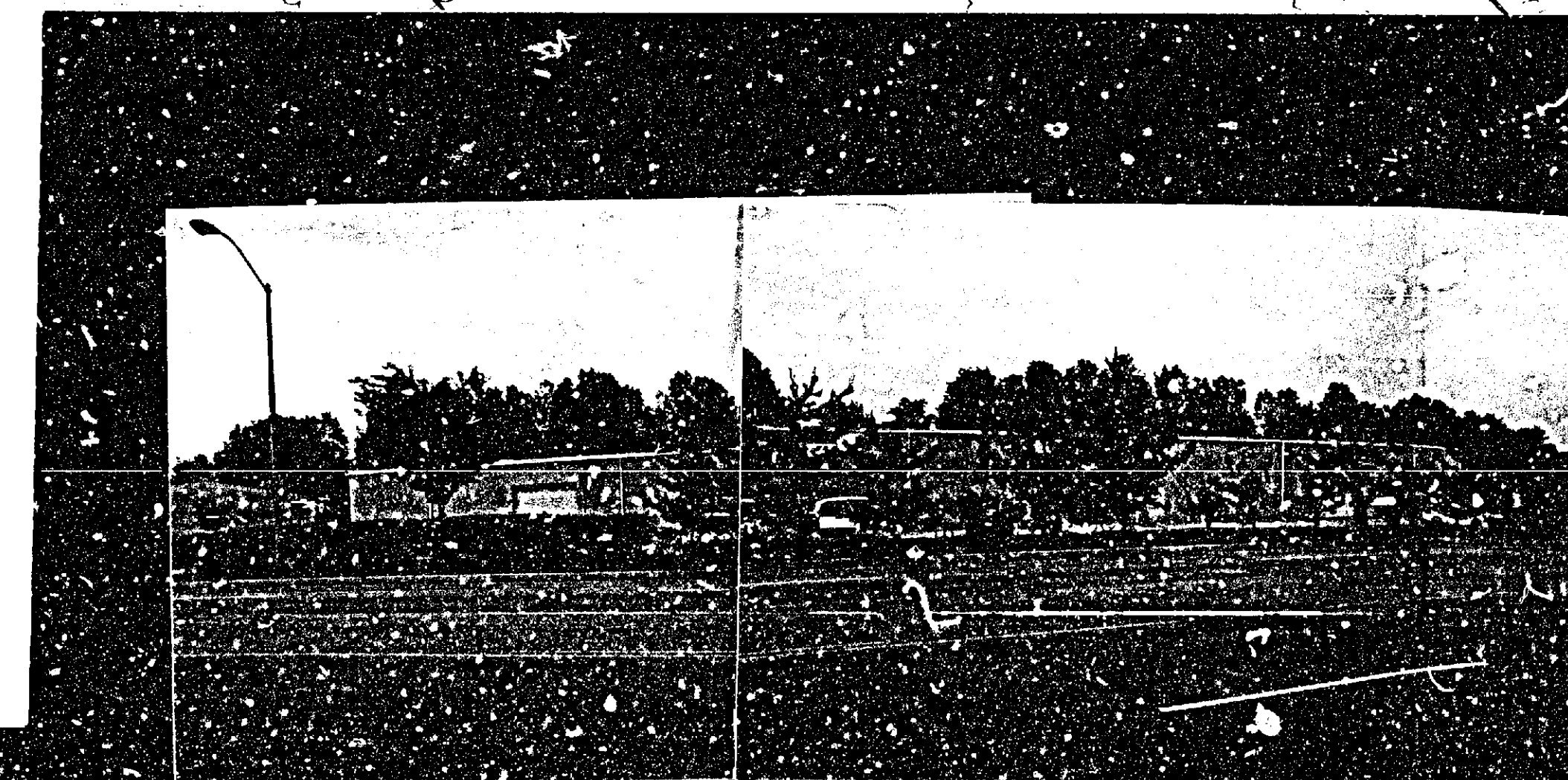
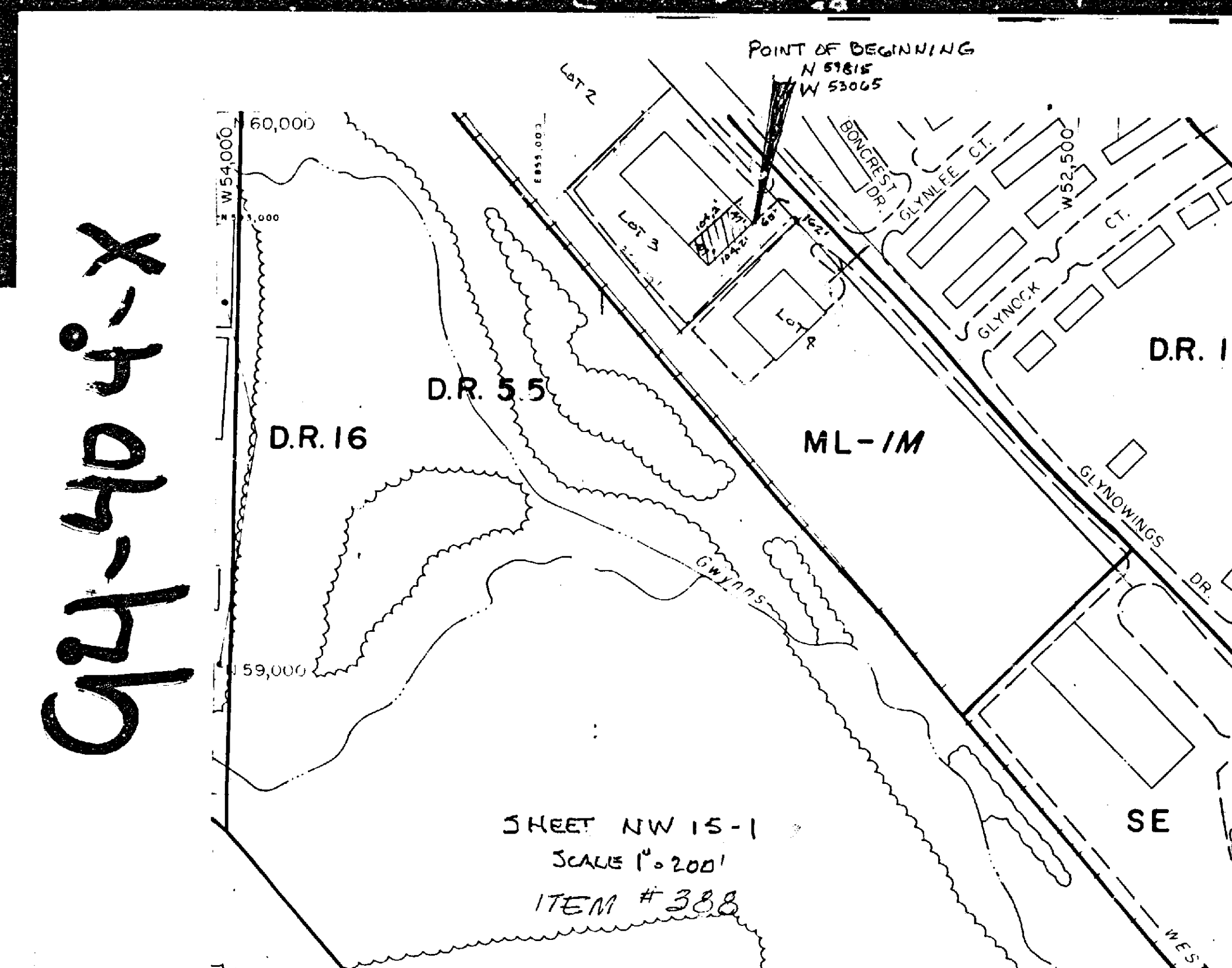
For the above reasons we support and endorse the Zoning Commission's granting of the Special Exception to permit the operation of a service garage, including towing and limousine service at 12360 Glynwings Drive, with the understanding that:

- 1: The primary interest and concern in maintaining the business at that location is to serve the uses and needs of the industrial community in St. Georges Industrial Park, as well as making the business available to all others who may seek their services;
- 2: Any damaged or disabled vehicle, such as the vehicles used for drunk driving awareness, shall be placed behind the building and shall be screened from public view as provided in the zoning regulation;
- 3: Normal business hours shall be kept between 7AM to 6PM, Mondays through Saturdays;
- 4: There is to be no body and fender work or auto painting on the premises; and
- 5: Any roadside sign erected shall conform to the size and style of the existing signs used by other tenants at St. Georges Industrial Park

Thank you for giving consideration to our interests.

Sincerely yours,  
*Sheldon Braffman*  
Mr. Sheldon Braffman  
President of St. Georges Association

**PETITIONER'S  
EXHIBIT 2**



Petitioner's  
Exhibits 3, 3A  
&  
3B  
94-404-X



CONTAINING 4897 SQUARE FEET OR 0.114 ACRES OF LAND MORE OR LESS.

**CERTIFICATE OF POSTING**  
**ZONING DEPARTMENT OF BALTIMORE COUNTY**  
**Towson, Maryland**

74-404 - V

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District 11th Date of Posting 1/29/94

Posted for: Special Excavation

Petitioner: Therese Sand & R. Scott Landowners & Good Samaritan Housing, Inc.

Location of property: 12360 Ely Avenue, R.R. 8, MD 21286


Location of Signs: Facing Lot & Hwy. on Property facing 7000 S

Remarks: \_\_\_\_\_

Posted by: M. Stith Date of return: 3/6/94  
Signature

Number of Signs: 1

[illegible]


**City of Baltimore**  
**Zoning Administration & Development Management**  
 140 South Charles Street  
 Baltimore, Maryland 21202

**receipt**

Account: R-001-6150

Number: 558  
 DT

Date: 4/12/14

SPEED / LANDMAN  
 # 12360 GLENCHINGS DR  
 151 - SPECIAL EXEMPTION - # 30000  
 151 - OPEN - # 30000  
 TOTAL - # 30500

94-404-X

04/23/2014 BICARD  
 BALANCE 12-24

Please Make Checks Payable To: Baltimore County

Cashier Validation

111 West Chesapeake Avenue  
Towson, MD 21204

Baltimore County Government  
Office of Zoning Administration  
and Development Management

94-404-X

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

*Arnold Jablon*  
ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 388

Petitioner: THOMAS W. SPEER AND N' SON LAURENAN

Location: 12362 GYMERINGS DRIVE

PLEASE FORWARD ADVERTISING BILL TO:

NAME: HONARD A. KULAND, City At Law

ADDRESS: 6024 MOOREHEAD RD.  
BALTIMORE, MD 21228

PHONE NUMBER: (410) 744-4454

Adj:gg

(Revised 04/09/93)

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-404-X (Item 388)  
12360 Glynwings Drive  
NEC existing building, 60' SW of right-of-way Glynwings Drive,  
162' +/- SW of c/1 Glynice Court  
4th Election District - 3rd Councilmember  
Legal Owner(s): Thomas W. Speed and R. Scott Laudeman  
Contract Purchaser(s): Good Samaritan Towing, Inc.  
HEARING: THURSDAY, MAY 19, 1994 at 2:00 p.m. - Rm. 118 Old Courthouse.

Special Exception for operation of a service garage involving short and long distance towing for all cars and trucks, winching and recovery operations, jump starts, tire changes, fuel delivery, lockout service, auto repair and servicing, and limousine service.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

111 West Chesapeake Avenue  
Towson, MD 21204

APRIL 21, 1994

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

or

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-004-X (Item 388)

12560 Glynwood Drive  
NEC existing building, 60' SW of right-of-way Glynwood Drive,  
162' +/- SW of c/l Glynwood Court  
4th Election District - 3rd Councilmanic  
Legal Owner(s): Thomas W. Speed and R. Scott Ludeman  
Contract Purchaser(s): Good Sammiton Twining, Inc.  
HEARING: THURSDAY, MAY 19, 1994 at 2:00 p.m. Rm. 118 Old Courthouse.

Special Exception for operation of a service garage involving short and long distance towing for all cars and trucks, winching and recovery operations, jump starts, tire changes, fuel delivery, lockout service, auto repair and servicing, and limousine service.


*Beel Jahn*

Arnold Jahn  
Director

cc: Thomas W. Speed and R. Scott Ludeman  
Good Sammiton Twining, Inc.  
Howard A. Roland, Esq.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE PARTICIPANT ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

May 9, 1994

Howard A. Roland, Esquire  
6024 Moorehead Road  
Baltimore, Maryland 21228

RE: Case No. 94-404-X, Item No. 388  
Petitioner: Thomas W. Speed and R. Scot Laudeman, et al.  
Petition for Special Exception

Dear Mr. Roland:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on April 12, 1994, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1. The director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.

BALTIMORE COUNTY, MARYLAND  
INTER OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director      DATE: May 2, 1984  
Zoning Administration and Development Management

FROM: Robert W. Bowling, Chief  
Developers Engineering Section

RE: Zoning Advisory Committee Meeting  
for May 2, 1984  
Item No. 388

The Developers Engineering Section has reviewed the subject zoning item. This site is subject to Bill 172-83 and the Landscape Manual. A schematic landscape plan must be submitted prior to the hearing.

RWB:s

IN RE: PETITION FOR SPECIAL EXCEPTION \* BEFORE THE  
NE/S Glynwings Drive, 162' SW \* DEPUTY ZONING COMMISSIONER  
of Glynlee Court (12360 Glynwings Drive)  
4th Election District \* OF BALTIMORE COUNTY  
3rd Councilmanic District \* Case No. 94-404-X  
Thomas W. Speed and  
R. Scot Laudeman - Petitioners \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance for that property known as 12360 Glynwings Drive, located in the Glyndon area of northern Baltimore County. The Petition was filed by the owners of the property, Thomas W. Speed and R. Scot Laudeman, and the Contract Purchaser/Lessee, Good Samaritan Towing, Inc., by Joseph P. Ryan, President, through their attorney, Howard A. Roland, Esquire. The Petitioners seek a special exception to permit the operation of a service garage on a portion of the subject property, involving short and long distance towing for all cars and trucks, winching and recovery operations, jumpstarts, tire changes, fuel delivery, lockout services, and automobile repairs and service, and limousine service, pursuant to Sections 101, 253.2, 405 and 502 of the Baltimore County Zoning Regulations (B.C.Z.R.). The subject property and relief sought are more particularly described on the site plan submitted as Petitioner's Exhibit 1.

Appearing on behalf of the Petition were Thomas Speed and Scot Laudeman, property owners, Joseph P. Ryan, President of Good Samaritan Towing, Inc., Charles Stark, Registered Land Surveyor, and Howard A. Roland, Esquire, attorney for the Petitioners. There were no Protestants present.

Testimony and evidence revealed that the relief requested involves 4,897 sq.ft. of space within an existing one-story masonry building on the subject property, zoned M.L.-I.M. and known as 12360 Glynwings Drive. The Petitioners were advised to file the instant Petition in order to resolve an outstanding zoning violation on the subject site. Mr. Joseph Ryan, President of Good Samaritan Towing, Inc., testified that he has operated his business from the subject site for the past three years. In addition to providing the service garage activities listed within the Petition filed, Mr. Ryan is in the business of providing wrecked vehicles for display at various high schools and catering facilities reminding students and others not to drink and drive. These wrecked vehicles are towed to various locations throughout the Baltimore-Metropolitan area and are not necessarily stored on the subject site.

Further testimony revealed that representatives on behalf of the Petitioners met with the community group known as St. George's Association to discuss their use of the subject property. Entered into evidence as Petitioner's Exhibit 2 was a letter from Mr. Sheldon Braffman, President of that Association in which they express their support of the use proposed provided certain restrictions are imposed as a condition of approval.

It is clear that the B.C.Z.R. permits the use proposed in a M.L.-I.M. zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. The Petitioner

- 2 -

has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted with certain restrictions as more fully described below.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested in the special exception should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 6<sup>th</sup> day of June, 1994 that the Petition for Special Exception to permit the operation of a service garage on a portion of the subject property, involving short and long distance towing for all cars and trucks, winching and recovery operations, jumpstarts, tire changes, fuel delivery, lockout services, and automobile repairs and service, and limousine service, pursuant to Sections 101, 253.2, 405 and 502 of the Baltimore County Zoning Regulations (B.C.Z.R.), in accordance with Peti-

- 3 -

tioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) The service garage operation shall be limited to short and long distance towing for all cars and trucks, winching and recovery operations, jumpstarts, tire changes, fuel delivery, lockout services, and automobile repairs and service, and limousine service, pursuant to Sections 101, 253.2, 405 and 502 of the B.C.Z.R.
- 3) The hours of operation for the subject service garage shall be limited to Monday through Saturday, from 7AM to 6PM.
- 4) Any damaged or disabled vehicles, such as the vehicles used in drunk driving awareness campaigns, shall be stored behind the building and screened from public view.
- 5) There shall be no automotive body and fender work or painting performed on the premises.
- 6) Within thirty (30) days of the date of this Order, the Petitioners shall submit a landscape plan for review and approval by Avery Harden, Landscape Architect for Baltimore County. A copy of the approved plan shall be submitted to the Zoning Administration and Development Management (ZADM) office for inclusion in the case file.
- 7) Any roadside sign erected shall conform to the size and style of the existing signs used by other tenants located within the St. George's Industrial Park.
- 8) The special exception granted herein for a service garage shall exist for so long as the tenant, Good Samaritan Towing and Joseph P. Ryan shall occupy the premises. In the event Good Samaritan Towing and Joseph P. Ryan discontinue their tenancy of the premises, then the special exception for a service garage shall cease and terminate.

- 4 -

9) When applying for any permits, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

Suite 113 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

June 6, 1994

Howard A. Roland, Esquire  
6024 Moorehead Road  
Baltimore, Maryland 21228

RE: PETITION FOR SPECIAL EXCEPTION  
NE/S Glynwings Drive, 162' SW of Glynlee Court  
(12360 Glynwings Drive)  
4th Election District - 3rd Councilmanic District  
Thomas W. Speed and R. Scot Laudeman - Petitioners  
Case No. 94-404-X

Dear Mr. Roland:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Exception has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

*Timothy M. Kotroco*

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: Messrs. Thomas W. Speed and R. Scot Laudeman  
12360 Glynwings Drive, P.O. Box 145, Glyndon, Md. 21071-0145

Mr. Joseph P. Ryan, President, Good Samaritan Towing, Inc.  
P.O. Box 776, Reisterstown, Md. 21136-776

James H. Thompson - ZADM

People's Counsel

*File*

- 5 -



Petition for Special Exception  
to the Zoning Commissioner of Baltimore County

for the property located at 12360 Glynwings Drive, Reisterstown, MD 21136  
which is presently zoned M.L.-I.M.

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for operation of a service garage involving short and long distance towing for all cars and trucks, winching and recovery operations, jumpstarts, tire changes, fuel delivery, lockout service, auto repair and servicing, and limousine service, pursuant to Baltimore County Zoning Regulations Sections 101, 253.2, 405 and 502.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

Good Samaritan Towing, Inc.

(Type or Print Name)

*Joseph P. Ryan*

Signature: Joseph P. Ryan, President

Address: 12360 Glynwings Dr., P.O. Box 776

Reisterstown, Maryland 21136-776

City State Zipcode

Attorney for Petitioner:

Howard A. Roland

(Type or Print Name)

*Howard A. Roland*

Address: 6024 Moorehead Road [(410) 744-4454]

Baltimore, Maryland 21228

City State Zipcode

When do solemnly declare and affirm, under the penalties of perjury, that I am the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s)

Thomas W. Speed (HMS TEL 237-8097)

(Type or Print Name) (DUPLICATE)

*Thomas W. Speed*

R. Scot Laudeman (HMS TEL 833-0671)

(Type or Print Name) (DUPLICATE)

*R. Scot Laudeman*

12360 Glynwings Dr., P.O. Box 145

Glyndon, Maryland 21071-0145

City State Zipcode

Home Address and phone number of representative to be contacted

Name

Address

City State Zipcode

Office Use Only

Phone No.

ESTIMATED LENGTH OF HEARING

Indicate for Hearing

On the following dates: \_\_\_\_\_

RECEIVED BY: *File* DATE: 7-12-94

ITEM# 588

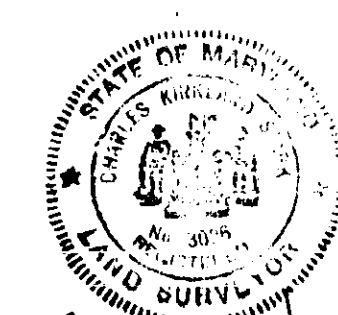
04-404-X  
DESCRIPTION FOR SUPPORTIVE PARKING FOR SPECIAL EXCEPTION  
# 12360 GLYNWINGS DRIVE (PARKING AREA)

BEGINNING FOR THE SAME AT THE NORTHEASTERN MOST CORNER OF AN EXISTING MASONRY WAREHOUSE (KNOWN AS 12360 GLYNWINGS DRIVE) DISTANT RESPECTIVELY 60 FEET S 45 DEGREES 56 MINUTES 06 SECONDS W FROM THE SOUTHWEST RIGHT AWAY LINE OF GLYNWINGS DRIVE 70 FEET WIDE AND 162 FEET MORE OR LESS S 44 DEGREES 03 MINUTES 54 SECONDS W FROM THE INTERSECTION OF THE PROLONGATION SOUTHWESTERLY OF THE CENTER LINE OF GLYNLEE COURT WITH SAID RIGHT AWAY THENCE

- 1 - S 44 DEGREES 03 MINUTES 54 SECONDS E 40 FEET THENCE
- 2 - S 45 DEGREES 56 MINUTES 06 SECONDS W 189.2 FEET THENCE
- 3 - N 44 DEGREES 03 MINUTES 54 SECONDS W 87 FEET THENCE
- 4 - N 45 DEGREES 56 MINUTES 06 SECONDS E 85 FEET THENCE
- 5 - S 44 DEGREES 03 MINUTES 54 SECONDS E 47 FEET THENCE
- 6 - N 45 DEGREES 56 MINUTES 06 SECONDS E 104.2 FEET TO THE PLACE OF BEGINNING

CONTAINING 14 PARKING SPACES AND MANEUVERING AREA..

Area = 0.26 Ac<sup>±</sup>

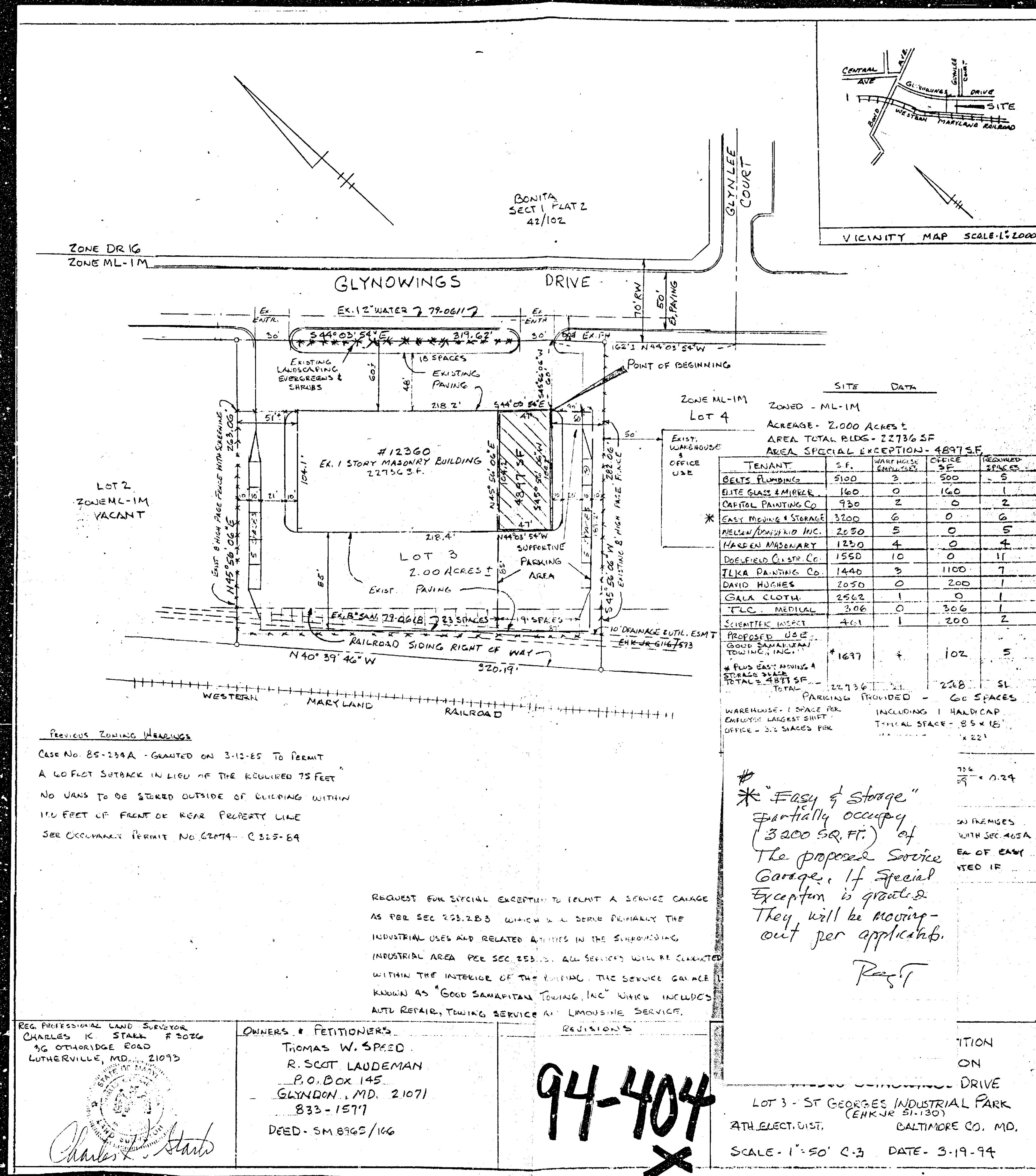
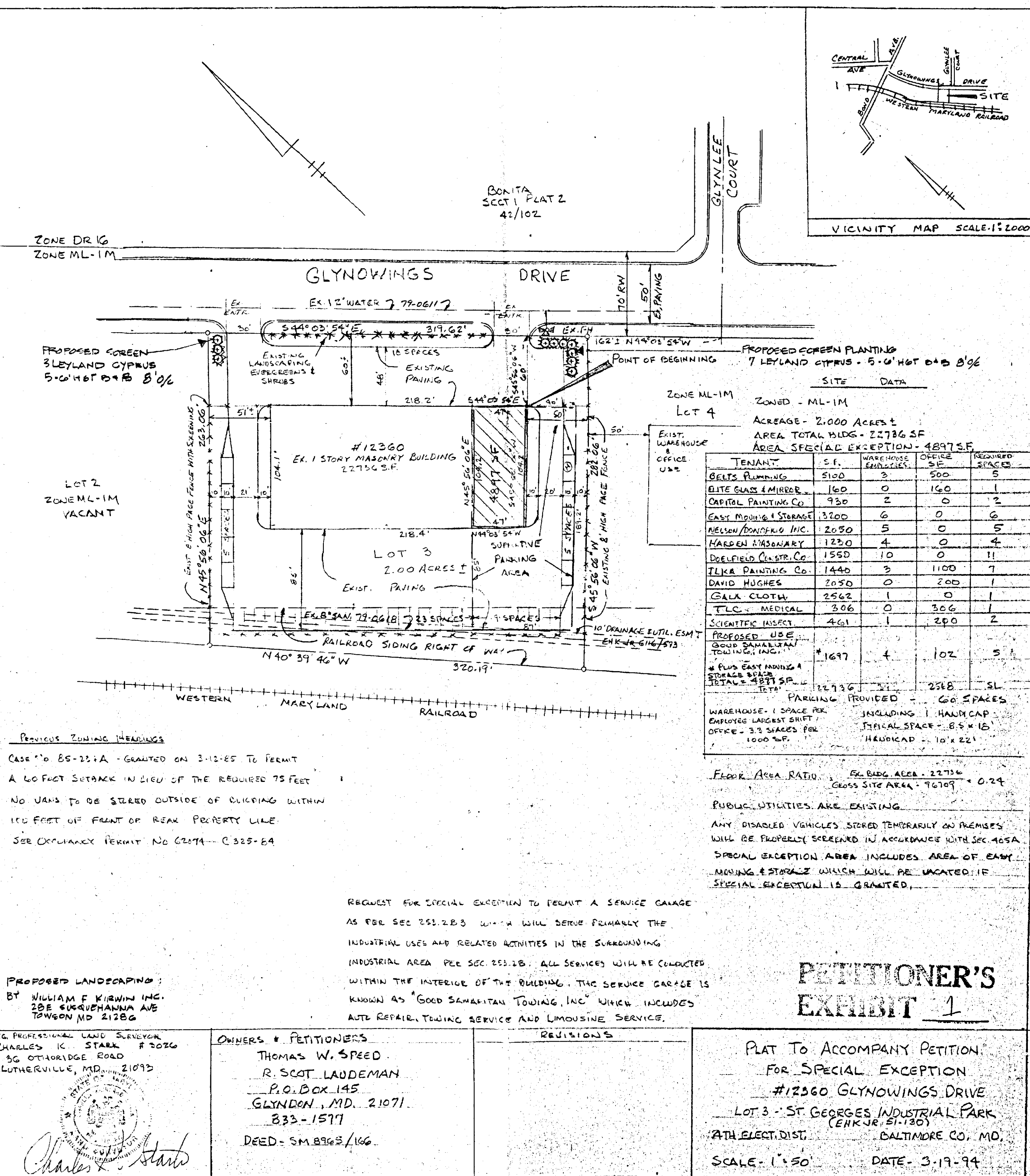


*Charles H. Stark*

ITEM# 588

ORDER RECEIVED FOR FILING  
Date *7/12/94*  
By *[Signature]*





REC. PROFESSIONAL LAND SURVEYOR  
CHARLES K. STARR #2026  
96 OTHARIDGE ROAD  
LUTHERVILLE, MD. 21093

OWNERS & PETITIONERS  
THOMAS W. SPEED  
R. SCOT LADEMAN  
P.O. BOX 145  
GLYNDON, MD. 21071  
833-1577  
DEED - SM 8362/166

REVISIONS

94-404

LOT 3 - ST. GEORGES INDUSTRIAL PARK  
4TH ELECT. DIST. BALTIMORE CO., MD.  
SCALE: 1"=50' DATE: 3-19-94



**Maryland Department of Transportation  
State Highway Administration**

O. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

4-22-94

Ms. Charlotte Minton  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Baltimore County  
Item No. 4388 (KT)

Dear Ms. Minton:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,  
*David R. Ramsey*  
DAVID R. RAMSEY, ACTING CHIEF  
John Contestabile, Chief  
Engineering Access Permits  
Division

My telephone number is \_\_\_\_\_  
Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2255 Statewide Toll Free  
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

**BALTIMORE COUNTY, MARYLAND**  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration &  
Development Management

FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning

DATE: May 17, 1994

SUBJECT: 12360 Glynwings Drive

INFORMATION:

Item Number: 388

Petitioner: Thomas W. Speed

Property Size: \_\_\_\_\_

Zoning: M.L.-I.M.

Requested Action: \_\_\_\_\_

Hearing Date: \_\_\_\_\_

SUMMARY OF RECOMMENDATIONS:

Based upon a review of the information provided and analysis conducted, staff recommends the following conditions be attached should the applicant's request be granted:

- The site must be in full compliance with the original landscape plan.
- Evergreen screening should be provided along the southern property line in order to screen the view from the northern approach on Glynwings Drive.
- Hours of operation should be restricted to between the hours of 7:30 a.m. to 6:00 p.m. due to the proximity of the residential development directly across Glynwings Drive.

Prepared by: *Jeffrey N. Long*  
Division Chief: *Carol L. Kern*  
PK/JL:lw

ZAC.388/PZONE/ZAC1 Pg. 1

**BALTIMORE COUNTY, MARYLAND**  
INTER-OFFICE CORRESPONDENCE

TO: Lawrence E. Schmidt  
Zoning Commissioner

FROM: James H. Thompson  
Zoning Inspector

RE: Case No. 94-404-X  
12360 Glynwings Drive  
4th Election District

May 24, 1994

When the referenced case has been signed, please have Marlene give me a call.

The enforcement division has a district court trial established against Good Samaritan Towing, Inc., Case No. 94-190ABC, scheduled for June 22, 1994 at 1:30 p.m.

If the special exception is granted and no appeals are taken to this decision, we will drop all charges provided that the junk yard conditions have been resolved.

JHT/hek

c: Lee S. Thomson, Esquire  
Howard A. Roland, Jr., Esquire  
Inspector Derek J. Propolis

RE: PETITION FOR SPECIAL EXCEPTION\*  
NEC existing building, 60' SW of right-of-way Glynwings Drive (12360 Glynwings Drive), 4th Election District, 3rd Councilmanic Dist.

BEFORE THE  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Case No. 94-404-X  
Petitioners

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

*Peter Max Zimmerman*  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

*Carol S. Demilio*  
CAROLE S. DEMILIO  
Deputy People's Counsel  
Room 47, Courthouse  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 17th day of May, 1994, a copy of the foregoing Entry of Appearance was mailed to Howard A. Roland, Esquire, 6024 Moorehead Road, Baltimore, MD 21228, attorney for Petitioners.

*Peter Max Zimmerman*  
PETER MAX ZIMMERMAN

**BALTIMORE COUNTY OFFICE OF ZONING**  
Administrative Development Management  
Towson, Maryland 21204

94-404-X

St. George's Station II Townhouse Association  
c/o 41 Craftsman Court  
Reisterstown, Maryland 21136  
May 16, 1994

Dear Sir or Madam:

This letter concerns Good Samaritan Towing, Inc. and its owner, Mr. Joseph Ryan, who has operated the auto repair, towing, and limousine service business in the rear of the industrial building at 12360 Glynwings Drive in Reisterstown for the past 2-3 years.

This business has not been a problem to this community. The owner and his attorney met with this Association on March 7, 1994 to discuss the operation of this business and its need to seek a zoning variance to comply with zoning regulations. Those attending the meeting agreed to endorse the Zoning Commission's granting of a SPECIAL EXCEPTION to permit operation of the service garage, towing, and limousine service at 12360 Glynwings Drive, PROVIDED THAT:

1. The Special Exception is limited to the rental/lease property that Joe Ryan utilizes currently;
2. The primary interest continues to be that of serving the uses and needs of the industrial community in which it is located, i.e., St. George's Industrial Park;
3. Business hours for the service garage shall be kept within 7AM to 6PM, Monday through Saturday;
4. No vehicle being serviced shall be parked outside the service garage after normal business hours;
5. Junk cars will be kept in back out of sight;
6. The business will continue to refrain from doing any body work or painting on the premises; and,
7. Any sign erected shall conform to the size and style of the existing signs used by the other tenants of the industrial park.

Sincerely,  
Ann Halpern  
Ann Halpern  
President

**RECEIVED**  
MAY 19 1994  
ZADM

Mr. Sheldon Braffman  
624 St. Georges Station RD  
Reisterstown, MD 21136

Baltimore County Zoning Commission  
111 West Chesapeake Ave., Room 109  
Towson, MD 21204

Dear Sir or Madam,

This letter refers to the Petition for Special Exception filed by Good Samaritan Towing, Inc. which for the past several years has engaged in the auto repair, towing and limousine service business at 12360 Glynwings Drive, Reisterstown, MD.

Mr. Joe Ryan who owns and operates the business has been most cooperative with our association in its efforts to improve the appearance of St. Georges Industrial Park and has volunteered his help to other tenants in removing unsightly junk in the area which was detracting from the quality of the neighborhood.

We are also aware of the work Joe Ryan has done in promoting safe driving by providing at no charge wrecked cars to schools and other organizations for use as exhibits in campaigns against drunk driving. Mr. Ryan has been an annual participant in campaigns endorsed by the national organization, "Towing Operators Working to Eliminate Drunk Driving".

We as a community strongly prefer the continuation of Mr. Ryan's business to any manufacturing enterprise that might move into that location if Joe Ryan is forced to move out.

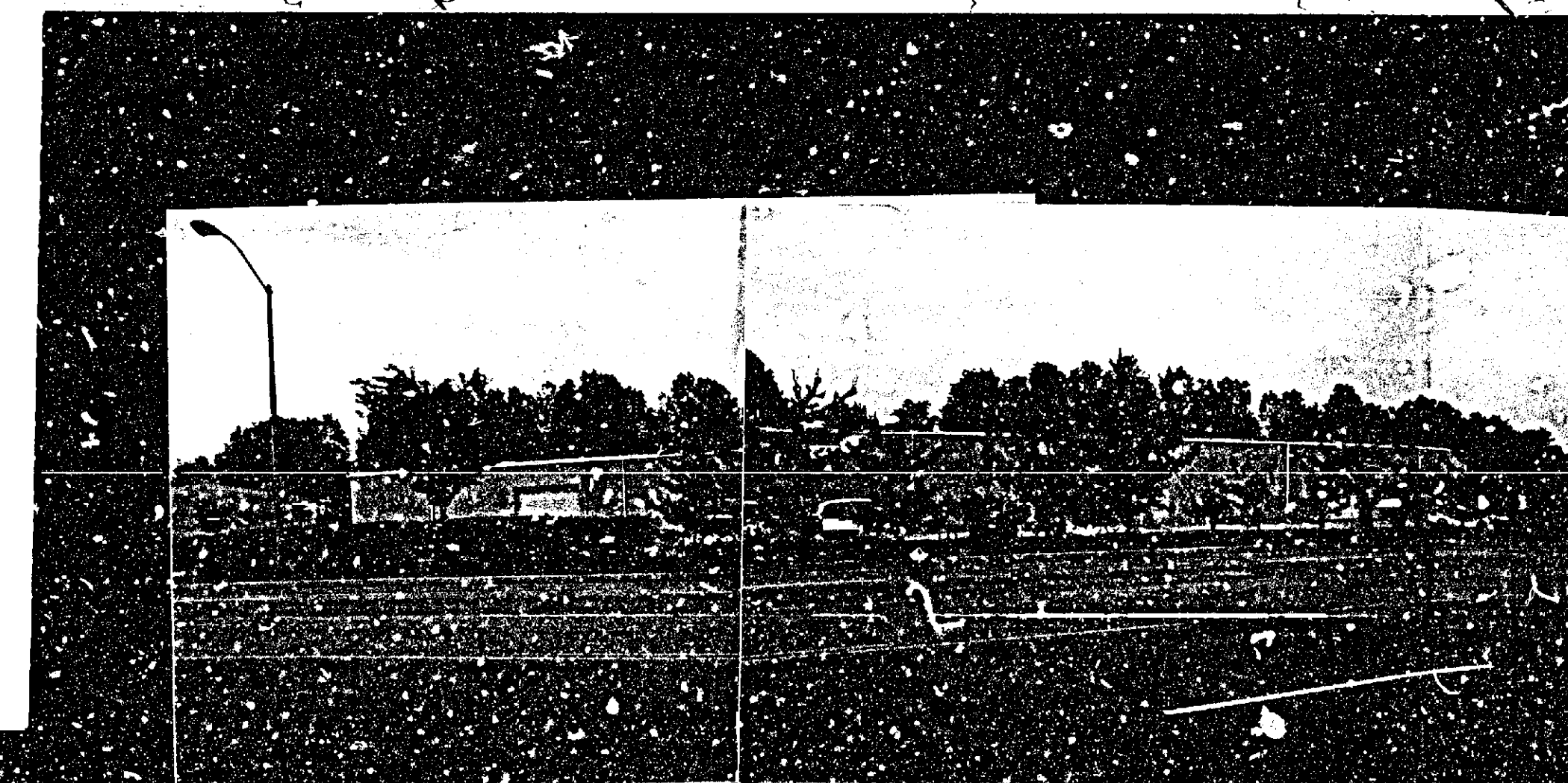
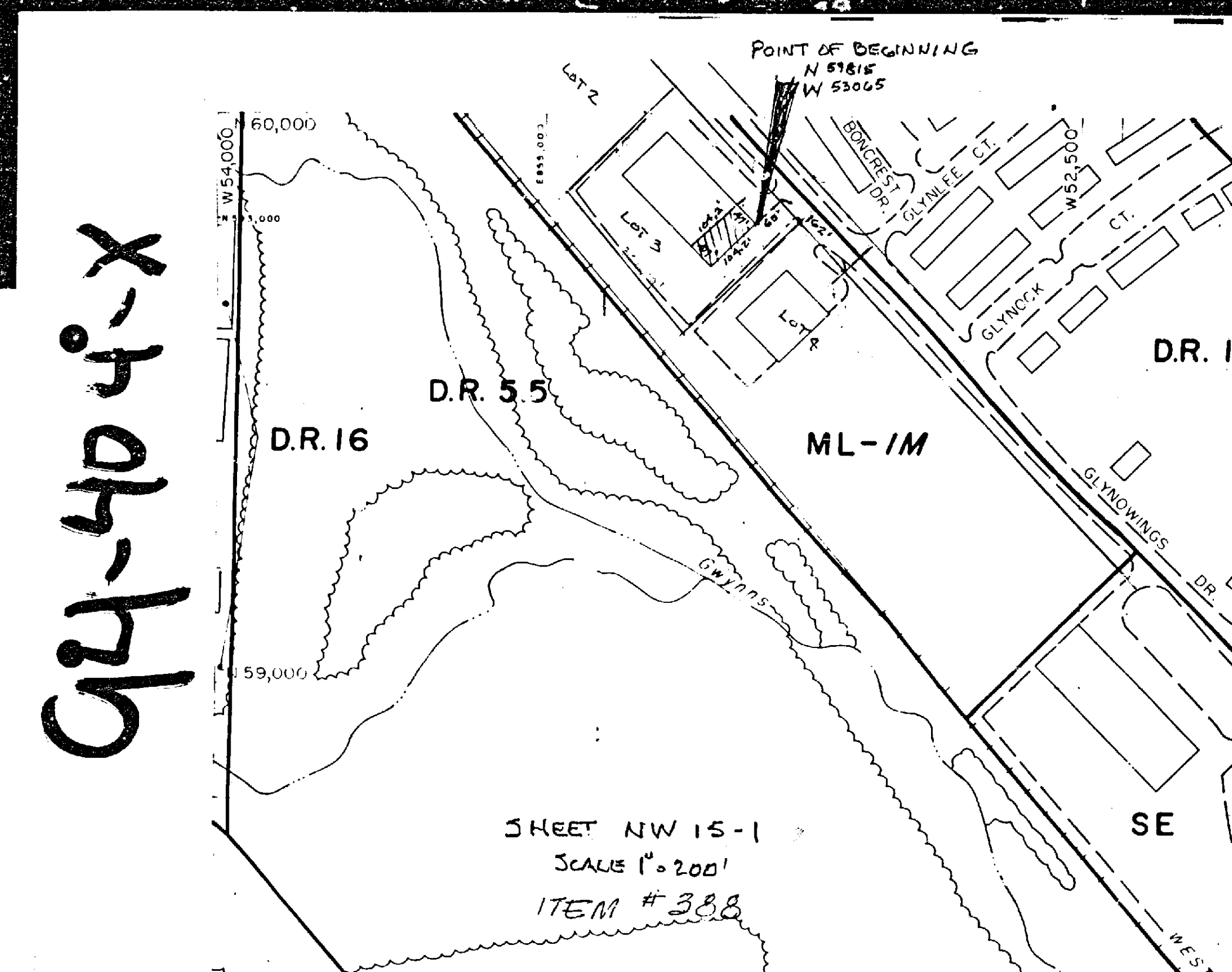
For the above reasons we support and endorse the Zoning Commission's granting of the Special Exception to permit the operation of a service garage, including towing and limousine service at 12360 Glynwings Drive, with the understanding that:

- 1: The primary interest and concern in maintaining the business at that location is to serve the uses and needs of the industrial community in St. Georges Industrial Park, as well as making the business available to all others who may seek their services;
- 2: Any damaged or disabled vehicle, such as the vehicles used for drunk driving awareness, shall be placed behind the building and shall be screened from public view as provided in the zoning regulation;
- 3: Normal business hours shall be kept between 7AM to 6PM, Mondays through Saturdays;
- 4: There is to be no body and fender work or auto painting on the premises; and
- 5: Any roadside sign erected shall conform to the size and style of the existing signs used by other tenants at St. Georges Industrial Park

Thank you for giving consideration to our interests.

Sincerely yours,  
*Sheldon Braffman*  
Mr. Sheldon Braffman  
President of St. Georges Association

**PETITIONER'S EXHIBIT 2**



Petitioner's  
Exhibits 3, 3A  
&  
3B  
94-404-X



DESCRIPTION TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION  
# 94-404-X

BEGINNING FOR THE SAME AT THE NORTHEASTERN MOST CORNER OF AN EXISTING MASONRY WAREHOUSE (KNOWN AS #12360 GLYNOWINGS DRIVE) DISTANT RESPECTIVELY 60 FEET S 45 DEGREES 56 MINUTES 06 SECONDS W FROM THE SOUTHWEST RIGHT OF WAY LINE OF GLYNOWINGS DRIVE 70 FEET WIDE AND 162 FEET MORE OR LESS S 44 DEGREES 03 MINUTES 54 SECONDS W FROM THE INTERSECTION OF THE PROLONGATION SOUTHWESTERLY OF THE CENTER LINE OF GLYNLEE COURT WITH SAID RIGHT OF WAY THENCE BINDING ON THE SOUTHEAST WALL OF SAID WAREHOUSE  
1 - S 15 DEGREES 56 MINUTES 06 SECONDS W 104.2 FEET THENCE BINDING ON PART OF THE SOUTHWEST WALL OF SAID WAREHOUSE  
2 - N 44 DEGREES 03 MINUTES 54 SECONDS W 47 FEET THENCE FOR A LINE OF DIVISION  
3 - N 45 DEGREES 56 MINUTES 06 SECONDS E 104.2 FEET TO THE NORTHEAST WALL OF SAID WAREHOUSE THENCE BINDING ON SAID WALL  
4 - S 44 DEGREES 03 MINUTES 54 SECONDS E 47 FEET TO THE PLACE OF BEGINNING.

CONTAINING 4897 SQUARE FEET OR 0.114 ACRES OF LAND MORE OR LESS.

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 404 Date of Posting: 4/29/94  
Posted for: Special Exception  
Petitioner: Thomas W. Speed & R. Scott Laudeman, et al. Good Samaritan Towing, Inc.  
Location of property: 12360 Glynnowings Drive, MD 21204  
Location of Sign: Being located on property being zoned  
Remarks: \_\_\_\_\_  
Posted by: Matthew Date of return: 5/6/94  
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD. April 27, 1994  
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on April 28, 1994.

THE JEFFERSONIAN  
A. Henickson  
1100 W. TOWSON

NOTICE OF HEARING  
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 at 2:00 p.m. on Thursday, May 19, 1994 at 2:00 p.m. in Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:  
Case Number: 94-404-X (Item 388)  
12360 Glynnowings Drive  
162' +/- SW of right-of-way Glynnowings Drive, 162' +/- SW of c/l Glynlee Court  
4th Election District - 3rd Councilmanic  
Legal Owner(s): Thomas W. Speed and R. Scott Laudeman  
Contract Purchaser(s): Good Samaritan Towing, Inc.  
Hearing: THURSDAY, MAY 19, 1994 at 2:00 p.m. in Room 118, Old Courthouse.  
Special Exception for operation of a service garage involving short and long distance towing for all cars and trucks, winching and recovery operations, jump starts, tire changes, fuel delivery, lockout service, auto repair and servicing, and limousine service.  
NOTES: (1) Hearings are handicapped accessible for special accommodations please call 887-3353.  
(2) For information concerning the file and/or hearing, please call 887-3391.  
4897 April 28.

recept  
Zoning Administration & Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Date: 4/12/94

SPEED/LAUDMAN  
# 12360 GLYNOWINGS DR

151 - SPECIAL EXCEPTION - # 3000  
151 - ZONING - # 3000  
151 - ZONING - # 3000

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

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Contract Purchaser(s): Good Samaritan Towing, Inc.  
Hearing: THURSDAY, MAY 19, 1994 at 2:00 p.m. in Room 118 Old Courthouse.

Special Exception for operation of a service garage involving short and long distance towing for all cars and trucks, winching and recovery operations, jump starts, tire changes, fuel delivery, lockout service, auto repair and servicing, and limousine service.

Arnold Jablon  
Director

cc: Thomas W. Speed and R. Scott Laudeman  
Good Samaritan Towing, Inc.  
Howard A. Roland, Esq.

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

May 9, 1994

Howard A. Roland, Esquire  
6024 Moorehead Road  
Baltimore, Maryland 21228

RE: Case No. 94-404-X, Item No. 388  
Petitioner: Thomas W. Speed and R. Scott Laudeman, et al.  
Petition for Special Exception

Dear Mr. Roland:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on April 12, 1994, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1. The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.

Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 388

Petitioner: THOMAS W. SPEED AND R. SCOT LAUDMAN

Location: 12360 GLYNOWINGS DRIVE

PLEASE FORWARD ADVERTISING BILL TO:

NAME: HOWARD A. ROLAND, 6024 MOOREHEAD RD.

ADDRESS: BALTIMORE, MD 21228

PHONE NUMBER: (410) 744-4454

AJ:ggg

(Revised 04/09/93)

THE JEFFERSONIAN PUBLISHING COMPANY  
April 28, 1994 Issue - Jeffersonian

Please forward billing to:

Howard A. Roland, Esq.  
6024 Moorehead Road  
Baltimore, Maryland 21228  
410-744-4454

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 at 2:00 p.m. on Thursday, May 19, 1994 at 2:00 p.m. in Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

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162' +/- SW of right-of-way Glynnowings Drive, 162' +/- SW of c/l Glynlee Court  
4th Election District - 3rd Councilmanic  
Legal Owner(s): Thomas W. Speed and R. Scott Laudeman  
Contract Purchaser(s): Good Samaritan Towing, Inc.  
Hearing: THURSDAY, MAY 19, 1994 at 2:00 p.m. in Room 118 Old Courthouse.

Special Exception for operation of a service garage involving short and long distance towing for all cars and trucks, winching and recovery operations, jump starts, tire changes, fuel delivery, lockout service, auto repair and servicing, and limousine service.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

BALTIMORE COUNTY, MARYLAND  
INTER OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: May 2, 1994  
Zoning Administration and Development Management

FROM: Robert W. Bowling, Chief  
Developers Engineering Section

RE: Zoning Advisory Committee Meeting  
for May 2, 1994  
Item No. 388

The Developers Engineering Section has reviewed the subject zoning item. This site is subject to Bill 172-93 and the Landscape Manual. A schematic landscape plan must be submitted prior to the hearing.

RWB:s

IN RE: PETITION FOR SPECIAL EXCEPTION \* BEFORE THE  
NE/S Glynwings Drive, 162' SW \* DEPUTY ZONING COMMISSIONER  
of Glynlee Court (12360 Glynwings Drive)  
4th Election District \* OF BALTIMORE COUNTY  
3rd Councilmanic District \* Case No. 94-404-X  
Thomas W. Speed and  
R. Scot Laudeman - Petitioners \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance for that property known as 12360 Glynwings Drive, located in the Glyndon area of northern Baltimore County. The Petition was filed by the owners of the property, Thomas W. Speed and R. Scot Laudeman, and the Contract Purchaser/Lessee, Good Samaritan Towing, Inc., by Joseph P. Ryan, President, through their attorney, Howard A. Roland, Esquire. The Petitioners seek a special exception to permit the operation of a service garage on a portion of the subject property, involving short and long distance towing for all cars and trucks, winching and recovery operations, jumpstarts, tire changes, fuel delivery, lockout services, and automobile repairs and service, and limousine service, pursuant to Sections 101, 253.2, 405 and 502 of the Baltimore County Zoning Regulations (B.C.Z.R.). The subject property and relief sought are more particularly described on the site plan submitted as Petitioner's Exhibit 1.

Appearing on behalf of the Petition were Thomas Speed and Scot Laudeman, property owners, Joseph P. Ryan, President of Good Samaritan Towing, Inc., Charles Stark, Registered Land Surveyor, and Howard A. Roland, Esquire, attorney for the Petitioners. There were no Protestants present.

Testimony and evidence revealed that the relief requested involves 4,897 sq.ft. of space within an existing one-story masonry building on the subject property, zoned M.L.-I.M. and known as 12360 Glynwings Drive. The Petitioners were advised to file the instant Petition in order to resolve an outstanding zoning violation on the subject site. Mr. Joseph Ryan, President of Good Samaritan Towing, Inc., testified that he has operated his business from the subject site for the past three years. In addition to providing the service garage activities listed within the Petition filed, Mr. Ryan is in the business of providing wrecked vehicles for display at various high schools and catering facilities reminding students and others not to drink and drive. These wrecked vehicles are towed to various locations throughout the Baltimore-Metropolitan area and are not necessarily stored on the subject site.

Further testimony revealed that representatives on behalf of the Petitioners met with the community group known as St. George's Association to discuss their use of the subject property. Entered into evidence as Petitioner's Exhibit 2 was a letter from Mr. Sheldon Braffman, President of that Association in which they express their support of the use proposed provided certain restrictions are imposed as a condition of approval.

It is clear that the B.C.Z.R. permits the use proposed in a M.L.-I.M. zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. The Petitioner

- 2 -

has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted with certain restrictions as more fully described below.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested in the special exception should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 6<sup>th</sup> day of June, 1994 that the Petition for Special Exception to permit the operation of a service garage on a portion of the subject property, involving short and long distance towing for all cars and trucks, winching and recovery operations, jumpstarts, tire changes, fuel delivery, lockout services, and automobile repairs and service, and limousine service, pursuant to Sections 101, 253.2, 405 and 502 of the Baltimore County Zoning Regulations (B.C.Z.R.), in accordance with Peti-

- 3 -

tioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) The service garage operation shall be limited to short and long distance towing for all cars and trucks, winching and recovery operations, jumpstarts, tire changes, fuel delivery, lockout services, and automobile repairs and service, and limousine service, pursuant to Sections 101, 253.2, 405 and 502 of the B.C.Z.R.
- 3) The hours of operation for the subject service garage shall be limited to Monday through Saturday, from 7AM to 6PM.
- 4) Any damaged or disabled vehicles, such as the vehicles used in drunk driving awareness campaigns, shall be stored behind the building and screened from public view.
- 5) There shall be no automotive body and fender work or painting performed on the premises.
- 6) Within thirty (30) days of the date of this Order, the Petitioners shall submit a landscape plan for review and approval by Avery Harden, Landscape Architect for Baltimore County. A copy of the approved plan shall be submitted to the Zoning Administration and Development Management (ZADM) office for inclusion in the case file.
- 7) Any roadside sign erected shall conform to the size and style of the existing signs used by other tenants located within the St. George's Industrial Park.
- 8) The special exception granted herein for a service garage shall exist for so long as the tenant, Good Samaritan Towing and Joseph P. Ryan shall occupy the premises. In the event Good Samaritan Towing and Joseph P. Ryan discontinue their tenancy of the premises, then the special exception for a service garage shall cease and terminate.

- 4 -

9) When applying for any permits, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

Suite 113 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

June 6, 1994

Howard A. Roland, Esquire  
6024 Moorehead Road  
Baltimore, Maryland 21228

RE: PETITION FOR SPECIAL EXCEPTION  
NE/S Glynwings Drive, 162' SW of Glynlee Court  
(12360 Glynwings Drive)  
4th Election District - 3rd Councilmanic District  
Thomas W. Speed and R. Scot Laudeman - Petitioners  
Case No. 94-404-X

Dear Mr. Roland:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Exception has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

*Timothy M. Kotroco*

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: Messrs. Thomas W. Speed and R. Scot Laudeman  
12360 Glynwings Drive, P.O. Box 145, Glyndon, Md. 21071-0145

Mr. Joseph P. Ryan, President, Good Samaritan Towing, Inc.  
P.O. Box 776, Reisterstown, Md. 21136-776

James H. Thompson - ZADM

People's Counsel

*File*



Petition for Special Exception  
to the Zoning Commissioner of Baltimore County

for the property located at 12360 Glynwings Drive, Reisterstown, MD 21136  
which is presently zoned M.L.-I.M.

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for operation of a service garage involving short and long distance towing for all cars and trucks, winching and recovery operations, jumpstarts, tire changes, fuel delivery, lockout service, auto repair and servicing, and limousine service, pursuant to Baltimore County Zoning Regulations Sections 101, 253.2, 405 and 502.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

Good Samaritan Towing, Inc.

(Type or Print Name)

Signature: *Joseph P. Ryan*

Joseph P. Ryan, President

12360 Glynwings Dr., P.O. Box 776

Address

Reisterstown, Maryland 21136-776

City State Zipcode

Attorney for Petitioner:

Howard A. Roland

(Type or Print Name)

Signature: *Howard A. Roland*

6024 Moorehead Road [(410) 744-4454]

Address

Baltimore, Maryland 21228

City State Zipcode

When do solemnly declare and affirm, under the penalties of perjury, that I am the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s)

Thomas W. Speed (Home Tel. 237-8097)

(Type or Print Name) (DUPLICATE)

Signature: *R. Scot Laudeman*

R. Scot Laudeman (Home Tel. 833-0691)

(Type or Print Name) (DUPLICATE)

Signature: *R. Scot Laudeman*

12360 Glynwings Dr., P.O. Box 145

Address

Glyndon, Maryland 21071-0145

City State Zipcode

Home Address and phone number of representative to be contacted

Name

Address

City State Zipcode

ESTIMATED LENGTH OF HEARING

Indicate for Hearing

RECEIVED BY: *FILE* DATE: *7-12-94*

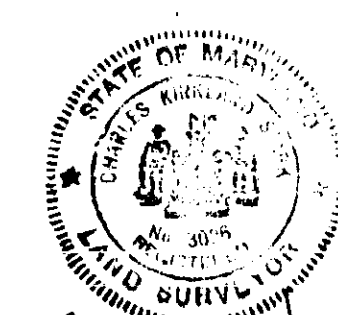
ITEM# 588

DESCRIPTION FOR SUPPORTIVE PARKING FOR SPECIAL EXCEPTION  
# 12360 GLYNWINGS DRIVE (PARKING AREA)  
BEGINNING FOR THE SAME AT THE NORTHEASTERN MOST CORNER OF AN EXISTING MASONRY WAREHOUSE (KNOWN AS 12360 GLYNWINGS DRIVE) DISTANT RESPECTIVELY 60 FEET S 45 DEGREES 56 MINUTES 06 SECONDS W FROM THE SOUTHWEST RIGHT AWAY LINE OF GLYNWINGS DRIVE 70 FEET WIDE AND 162 FEET MORE OR LESS S 44 DEGREES 03 MINUTES 54 SECONDS W FROM THE INTERSECTION OF THE PROLONGATION SOUTHWESTERLY OF THE CENTER LINE OF GLYNLEE COURT WITH SAID RIGHT AWAY THENCE

- 1 - S 44 DEGREES 03 MINUTES 54 SECONDS E 40 FEET THENCE
- 2 - S 45 DEGREES 56 MINUTES 06 SECONDS W 189.2 FEET THENCE
- 3 - N 44 DEGREES 03 MINUTES 54 SECONDS W 87 FEET THENCE
- 4 - N 45 DEGREES 56 MINUTES 06 SECONDS E 85 FEET THENCE
- 5 - S 44 DEGREES 03 MINUTES 54 SECONDS E 47 FEET THENCE
- 6 - N 45 DEGREES 56 MINUTES 06 SECONDS E 104.2 FEET TO THE PLACE OF BEGINNING

CONTAINING 14 PARKING SPACES AND MANEUVERING AREA..

Area = 0.26 Ac ±



*Charles H. Stark*

ITEM# 588